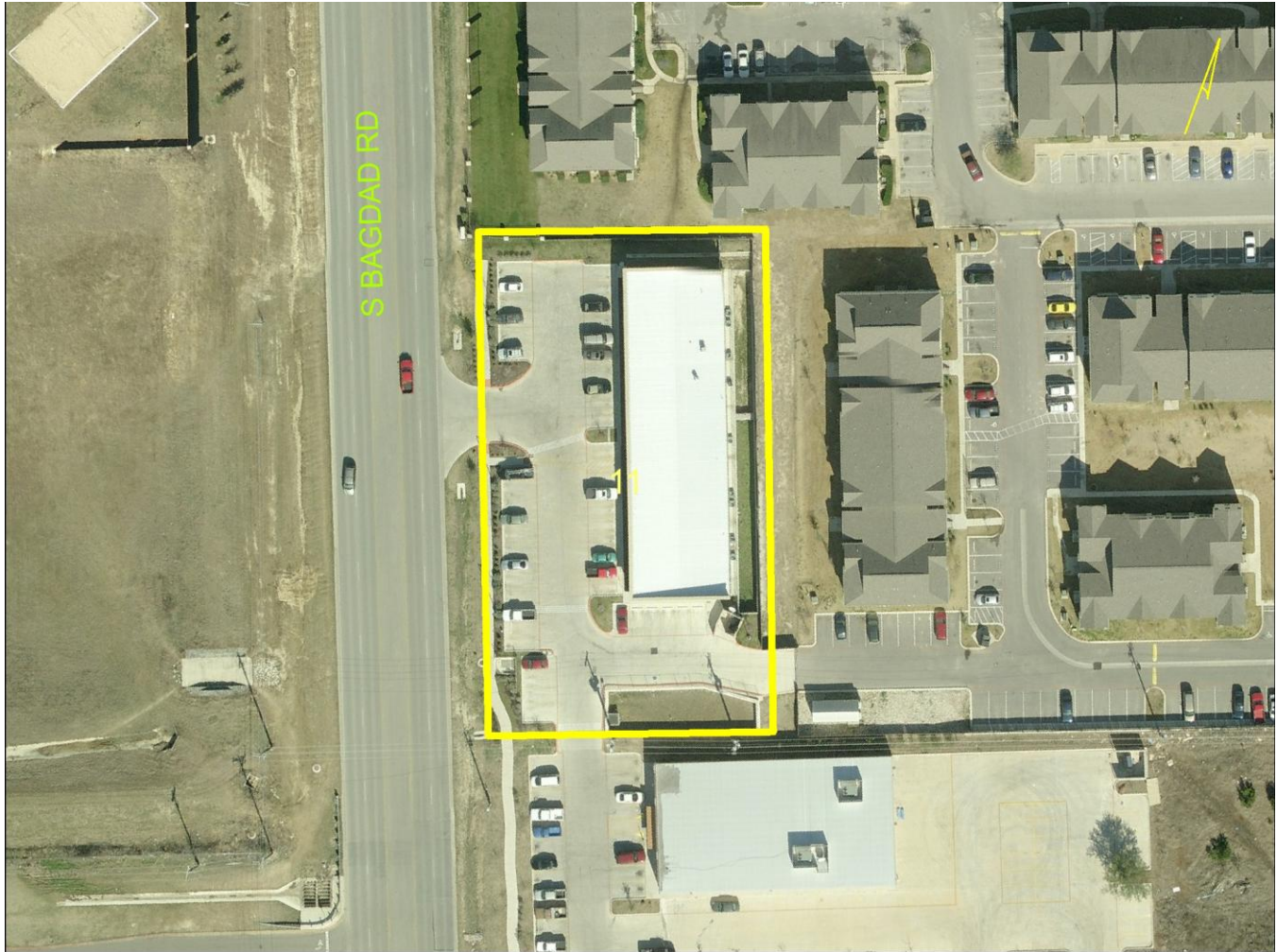


**1.0 Acre/0.4 Hectares**  
**Leander Marketplace (9,600 square feet/892 square meters)**

**Site 11**



1.0 acres/0.4 Hectares

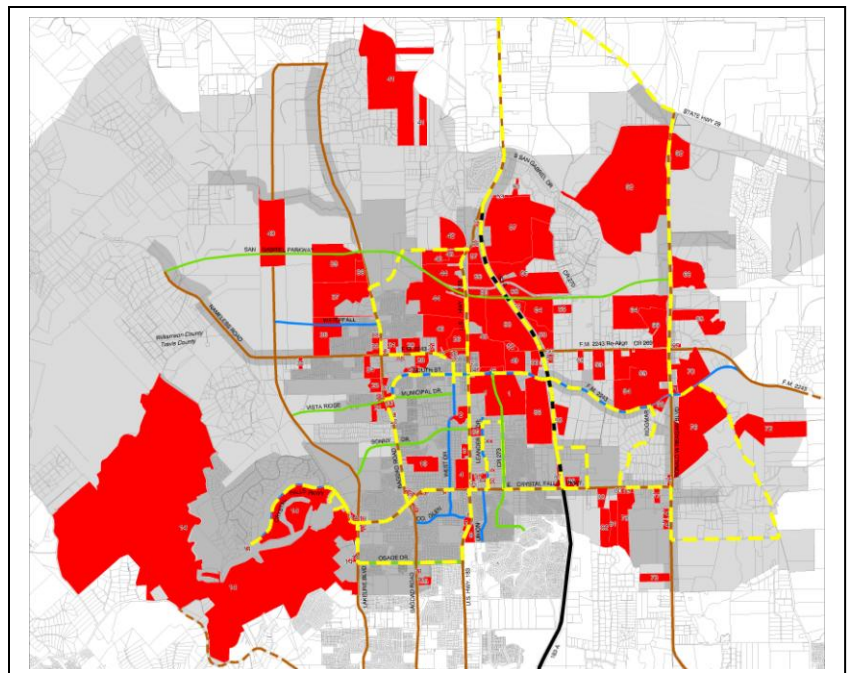
Bagdad Road frontage across from  
Leander High School and the 12,000-  
seater A. C. Bible Stadium

Utilities

9,600 square feet/892 square meter  
Shopping Center

Zoning – Local Commercial and Multi-  
Family

Mr. David Simmonds  
The Retail Connection  
315 Congress Avenue  
Austin TX 78701  
(512) 474-5557 phone  
(512) 474-5559 facs  
[david@retailsolutions.us](mailto:david@retailsolutions.us)



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**1.0 Acre/0.4 Hectares**  
**Leander Marketplace (9,600 square feet/892 square meters)**

**Site 11**

<b>Property</b>				
Total Acreage: <b>1.0 acres/0.4 Hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 372, Sec. C</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>2800 South Bagdad Road, (across from Leander High School and A. C. Bible Stadium), Tax ID: R-17-W308-50A0-0001-0006</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>.6 miles/1 km</b>		Type of Zoning: <b>Local Commercial</b>		
Distance to Interstate Highways: <b>11 miles/17.7 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Undeveloped Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>280 x 155 feet/85 x 47 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes</b>				Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for Concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>3 miles/4.8 km</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Port of Houston is three hours south-southeast</b>		Other Improvements: <b>Not Applicable</b>		
Fenced: <b>No</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Commercial, Retail</b>		
Deed Restriction(s): <b>Not Applicable</b>		Covenants: <b>Not Applicable</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water – Size of Nearest Line: <b>12 &amp; 18 inches/30.5 &amp; 45.7 cm</b> Pressure: <b>88 psi/607 kilopascal</b>		Sewer - Size of Nearest Line: <b>6 inches/15.2 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm</b>		Pressure: <b>Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. David Simmonds</b>	Phone: <b>(512) 474-5557</b>	Facs: <b>(512) 474-5559</b>	Email: <b><a href="mailto:david@retailsolutions.us">david@retailsolutions.us</a></b>	Web Site: <b>Not Applicable</b>
Sales Price: <b>Not Applicable</b>		Lease Price: <b>\$20.00 per square foot plus NNN</b>		
Comments: <b>Located across the street from Leander High School and A. C. Bible Stadium (12,000 seats for three high schools). Anytime Fitness, Subway, Super Donuts and Dollar General are existing tenants.</b>				